

PUBLISHED RESERVE: \$275,000

LAST ASKING: First Time Offered

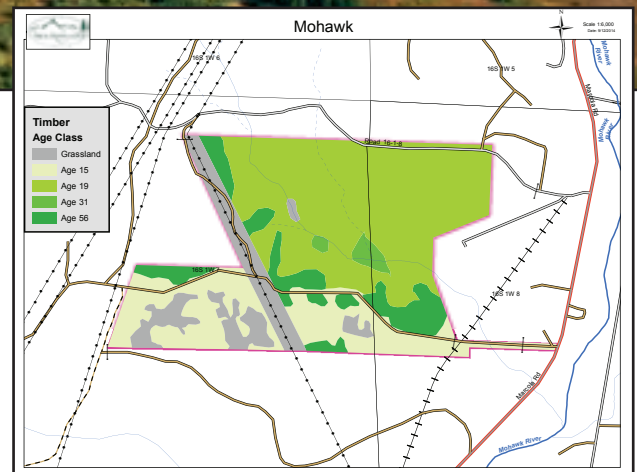
SIZE: 105± Acres

ELEVATION: 550± to 800± Feet

ZONING: F2 (Impacted Forest Zone)

PROPERTY INSPECTION: Locked Gate – Call Auction Information Office for Gate Combination

FINANCING: None – All Cash



DESCRIPTION: This 105± acre tract is located along the Mohawk River Valley, 2.3± miles north to the U.S. Post Office in the small community of Marcola. The property is within a 20-minute drive of Springfield at Highway 126. There is deeded access from Marcola Road.

The tract is well-stocked with 91± acres of primarily 11- to 20-year-old Douglas-fir reproduction. Fifty-one acres are in the 16- to 20-year-old age class, providing exceptional growth during the next twenty years. The Douglas-fir site class is II, and the topography is gentle south-facing slopes.

It is projected that within twenty years the tract will contain an estimated 1,450 MBF of Douglas-fir timber. There are some older residual Douglas-fir trees on the property that have an estimated 131 MBF which can provide near-term harvest income.

A power line right-of-way bisects an estimated 7.5 acres along the western portion of the property. There is a small creek that runs through the mid-section that is tributary to the Mohawk River. There is a good rocked logging road that provides access along with a BLM road along the northeast section of the property.

LOCATION: Township 16 South, Range 1 West, Sections 7 and 8, Tax Lots 200 and 400